

State of South Carolina.

County of Greenville.



AGREEMENT MADE AND ENTERED INTO THIS the 24th day of December, A. D. 1949, by and Between Mrs. Robbie Hudgens Smith, herein known as the lessor; and James Edward Lewis, herein known as the lessee, witnesses:

That for and in consideration of the monthly rental of thirty five dollars payable on the first day of each month hereinafter stated, in advance, the lessor rents, leases and lets to the lessee that certain building and the lot on which same stands, now known as Brown's Cafe, at 105 Depot Street, Greer, S. C., for the period of twelve months from January 1st, 1950, with the privilege of extension of one or two years from the expiration of said first period, to-wit: from December 31, 1950, at the same rental and on the same terms as herein stated, but of which intention to so extend the said lessee shall give to the lessor at least sixty days' notice before the expiration of any yearly period of rental or renewal hereof.

The lessor is to keep the ~~building~~ building in its present condition, and to make any needed repairs for occupation thereof, for the use for which said building is to be used, but any repairs caused by the said lessee, his agents, servants, employees or guests or visitors, shall be at the expense of the lessee.

The said lessee agrees to take all reasonable and proper care of said premises and buildings, and to surrender the possession thereof to the lessor, or her heirs or assigns, at the expiration hereof or at the expiration of any renewal hereof, without hindrance or molestation, and in the same condition as when received by him.

The said lessee shall not subrent or sublet in any manner the said premises, or any part thereof, without the written consent thereto of the lessor; and the said lessee also and further agrees to conduct the business of a cafe therein in a lawful, orderly and peaceable manner, and not permit boisterous, unlawful or offensive con-